

DRAFT

City of Milpitas Parking Task Force “Kickoff” Meeting

Tuesday September 30, 2008 5:30 PM

Committee Conference Room

Unapproved Minutes

Task Force Members Present:

- Don Peoples, Economic Development Commission
- Frank De Smidt Economic Development Commission
- Ed Mendence, Commercial Real Estate Broker
- Bill Cilker, Shopping Center Owner
- Richard Gallagher, Great Mall of the Bay Area
- Eric Juria, Parc Metropolitan HOA

Staff Present

- Joseph J. Oliva III, Principal Transportation Planner
- Sheldon Ahsing, Senior Planner

Task Force Members Absent

- Zeya Moshin, Economic Development Commission
- Vince Songcayawon, Economic Development Commission
- Jeff Gradinger, D R Horton
- Sudhir Mandel, Planning Commission

1. Introduction – Mr. Oliva called the meeting to order at 5:35 PM.

2. Approval of August 19, 2008 Meeting Action Minutes – The three Task Force members approved August 19, 2008 meeting minutes.

3. Discussion of Revised Zoning Ordinance – Mr. Oliva and Mr. Ahsing presented an overview of the revised Zoning Ordinance and memorandum on proposed restaurant parking. Significant discussion followed.

Task Force chair Peoples questioned using Building and Fire occupancy in determining parking requirements for restaurants. Don stated that Fire occupancy is based on patrons ability to exit a building safely. He also felt this may cause additional work for architects during the design phase of a project. Vice chair De Smidt inquired how changes in the Building or Fire code would affect the parking. Staff responded that the Uniform Building Code (UBC) has been consistent in occupancy for years and the standard is 1 person per fifteen square feet. Mr. De Smidt asked if other jurisdictions used this method. Mr. Ahsing responded that Staff has seen restaurant parking calculated by seats and square feet of dining area in other cities.

The Task Force reviewed the memorandum and accompanying table for restaurants in Milpitas. Mr. Cilker concurred with the methodology, but thought one space per 2.5 persons may be too stringent. He suggested that one space per 2.7 or 2.75 persons might be more appropriate. Staff responded that a new table will be created and distributed with required parking based on increments between one space per 2.5 and one space per 2.75 persons. The Task Force concurred in concept to the proposed restaurant parking requirements.

Mr. Oliva informed the Task Force Staff would not support their recommendation to reduce the maximum 75 percent tandem parking allowance by use permit to 50 percent. Most Task Force members felt tandem parking was inconvenient, especially for personal garages. They requested Staff add an additional parking requirement for parking in developments with tandem parking and provide a disclosure form for prospective owners to sign notifying them of the tandem parking arrangement.

Mr. Peoples inquired about the Zoning Ordinance required parking table and that more categories be added to assist applicants. He stated that he would send staff additional comments.

4. Next Steps – Mr. Oliva informed the Task Force of upcoming meetings. The Economic Development Commission will review the revised Zoning Ordinance on October 13th, the Planning Commission on October 22nd, the City Council Transportation Subcommittee on October 30th and the City Council on November 18th.

5. Adjournment – Chair Peoples adjourned the meeting at 7:30 PM.